

## **\$699,900 - #1 42310 Twp 632, Rural Bonnyville M.D.**

MLS® #E4443190

**\$699,900**

7 Bedroom, 4.50 Bathroom, 3,400 sqft

Rural on 1.54 Acres

Country Lane Estates\_MBON, Rural Bonnyville M.D., AB

Truly a one-of-a-kind property in Countrylane Estates—just minutes to Cold Lake! Offering 5200 sq ft of total developed living space, this incredible home features a fully private in-law suite & ample room for your growing family. Step inside to a grand front entryway that opens to a formal dining area & a spacious open-concept layout. The living room boasts gas fireplace, while the bright kitchen has loads of space. Walk out onto the beautiful wrap-around deck, perfect for enjoying the fully landscaped and fenced, well-maintained yard. Also on the main floor: a powder room, laundry area, and an extra bedroom. Upstairs has 3 very distinct bedrooms—2 include cozy sitting areas! The primary suite includes a large walk-in closet & a spa-like ensuite bath. A big bonus room completes the upper level. The finished basement includes 2 bedrooms, a family room with a wet bar, and is warmed with slab heating. The separate suite offers its own entrance, kitchen, living/dining rooms, and big bedroom.

Built in 2007

### **Essential Information**

MLS® # E4443190

Price \$699,900



Bedrooms	7
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,400
Acres	1.54
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	#1 42310 Twp 632
Area	Rural Bonnyville M.D.
Subdivision	Country Lane Estates_MBON
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P2

### Amenities

Features	Closet Organizers, Deck, Gazebo, Hot Water Instant, Parking-Extra, R.V. Storage, Vinyl Windows, Wet Bar, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Flat Site, Landscaped, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 19th, 2025  
Days on Market      16  
Zoning                Zone 60

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